

**PB# 86-31**

**McGoey & Hauser**

**14-8-12**

APPROVED - 5-13-89 86-31  
McGoey & Hauser Consulting Eng. PC  
Site Plan

**General Receipt**

**7638**

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

May 23 19 86

Received of Mr. Galgo Hanger

\$ 25.00

Twenty Five and 00/100

DOLLARS

For Application for Site Plan 86-31

DISTRIBUTION

| FUND                 | CODE | AMOUNT |
|----------------------|------|--------|
| <u>Check # 25.00</u> |      |        |
| <u>#1528</u>         |      |        |

By Pauline J. Leonard

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**Oxford**

**ESSELTE**

**MADE IN U.S.A.**

**NO. 753 1/3**

• • •

General

| DISTRIBUTION |      |        |
|--------------|------|--------|
| FUND         | CODE | AMOUNT |
| Check # 25   |      |        |
| #1528        |      |        |

By Pauline A. Townsend  
Town Clerk  
 Title

**Oxford**

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

| TOWN OF NEW WINDSOR                          |      | General Receipt |  | 8922         |
|--|------|-----------------|--|--------------|
| 555 Union Avenue<br>New Windsor, N. Y. 12550 |      |                 |  | May 13 19 87 |
| Received of <u>McGee &amp; House</u>         |      |                 |  | \$ 100.00    |
| <u>One Hundred and</u>                       |      |                 |  | 00           |
|  |      |                 |  | 100 DOLLARS  |
| For <u>Site Plan Planning Board Fees</u>     |      |                 |  | 86-31        |
| DISTRIBUTION                                 |      |                 |  |              |
| FUND   | CODE | AMOUNT          |  |              |
| Check # 2120                                 |      | \$ 100.00       |  |              |
| By <u>Pauline A. Townsend</u>                |      |                 |  |              |
| <u>Town Clerk</u>                            |      |                 |  |              |
| Title  |      |                 |  |              |



Approved - 5-13-89 86-31  
McGoey & Hauser Consulting Eng. PC  
Site plan

✓ Fire Bureau  
✓ Engineer  
✓ Bldg. Insp.

County File No. **NWT 10-86M**

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of **McGoey & Hauser**  
for a **Site Plan**  
County Action: **Approved**

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

**Approved subject to County recommendations**

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

Charles Carroll

Patriot



U.S. Domestic Rate

**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street**

**Goshen, N.Y. 10924**

STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
NEWBURGH, NY 12550

Albert E. Dickson  
Regional Director

Franklin E. White  
Commissioner

*May 12, 1987*

*Planning Board Town of New Windsor  
555 Union Ave.  
New Windsor, N.Y. 12550*

RE: *Mc Gey and Hansen Consulting Engineers  
45 Quassaick Avenue.*

Dear Chairman-

We have reviewed this matter and please find our comments checked below:

\_\_\_ A Highway Work Permit will be required

☒ No objection

\_\_\_ Need additional information \_\_\_ Traffic Study

\_\_\_ Drainage Study

\_\_\_ To be reviewed by Regional Office

\_\_\_ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: *we will require a highway work permit.*

Very truly yours,

*Don Greene*

Donald Greene  
C.E. I Permits  
Orange County

DG/dn



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

8 April 1987

Town of New Windsor  
Town Hall  
555 Union Avenue  
New Windsor, NY 12550

ATTENTION: HENRY SCHEIBLE, CHAIRMAN

SUBJECT: MCGOEY AND HAUSER SITE PLAN  
REQUEST FOR FOUNDATION APPROVAL

Gentlemen:

As you are aware, our office submitted a Site Plan for your consideration with regard to the development of an addition to our existing office located at 45 Quassaick Avenue in the Town of New Windsor. Pursuant to that submittal, we received "preliminary approval" and were directed to obtain a New York State Department of Transportation Highway Work Permit with regard to the proposed exit drive shown on the north side of the site.

Please be advised that our office has met with the New York State Department of Transportation who indicate that the relocation of the second curb cut to suit our proposed northern drive appears to be no problem. Formal submittal was made to that department and we are currently waiting their action.

The purpose of this letter is to request from the Planning Board. Approval to proceed, fully at our own risk with the construction of the footing and foundation of the proposed addition during such time that the Department of Transportation is processing our approval. Your approval of this request would be most appreciated since it would afford our firm the opportunity of expediting the construction of the new facilities which are greatly needed at this time.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED ✓  
DATE 4-13-87

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received 5/16/86  
Meeting Date 5/28/86  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \$25.00 appl.

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project MCGOEY and HAUSER CONSULTING ENGINEERS, P.C.
2. Name of Applicant MHG Realty Phone (914) 562-8640  
Address 45 Quassaick Ave., New Windsor, NY 12550  
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record MHG Realty Phone (914) 562-8640  
Address 45 Quassaick Ave., New Windsor, NY 12550  
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person  
Preparing Plan Richard D. McGoeys P.E. Phone (914) 562-8640  
Address 45 Quassaick Ave., New Windsor, NY 12550  
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney N/A Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the East side of Quassaick Ave  
150 feet South  
(direction)  
of Ledyard Street  
(Street)
7. Acreage of Parcel \_\_\_\_\_
8. Zoning District NC - Neighborhood Commercial
9. Tax Map Designation: Section 14 Block 8 Lot(s) 12
10. This Application is for the use and Construction of \_\_\_\_\_  
Office Addition
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case Number and Name \_\_\_\_\_
12. List all contiguous holdings in the same ownership  
Section - Block - Lot(s) -

FOR OFFICE USE ONLY:

Schedule \_\_\_\_\_ Column \_\_\_\_\_ Number \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

16<sup>th</sup> day of May, 1988 William J. Hansen  
(Applicant's Signature)

Ruth J. Eaton Principal  
Notary Public Title

Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1988  
Reg. No. 4673512

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE  
STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides \_\_\_\_\_ in the  
(Owner's Address)

county of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the Owner in fee) of ( \_\_\_\_\_ of the \_\_\_\_\_  
(Official Title)

Corporation which is the Owner in fee) of the premises described in  
the foregoing application and that he has authorized \_\_\_\_\_

\_\_\_\_\_ to make the foregoing application for  
special use approval as described herein.

Sworn before me this

\_\_\_\_\_ day of \_\_\_\_\_, 1988  
(Owner's Signature)

\_\_\_\_\_  
Notary Public

NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of  
MC GOEY & HAUSER CONSULTING ENGINEERS  
P. C.

DECISION GRANTING  
VARIANCE FOR  
PARKING

#86-19.

WHEREAS, MC GOEY & HAUSER CONSULTING ENGINEERS P.C., 45 Quassaick Avenue, New Windsor, New York, 12550, having made application before the Zoning Board of Appeals for a variance for insufficient parking spaces.

WHEREAS, a public hearing was held on the 14th day of July, 1986 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the corporation was represented by William Hauser, an officer thereof; and

WHEREAS, the application was unopposed;

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to construct a 36' x 36' addition to his engineering firm located at 45 Quassaick Avenue with less than the required parking spaces allowable in the bulk regulations for an NC zone.

3. The evidence presented by the applicant substantiated the fact that practical difficulty would be encountered if the applicant was denied the variance for parking.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:



1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted since there is no additional property which can be acquired in order to meet the bulk requirements.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood since the majority of the neighboring properties are NC in nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a parking variance of 11 spaces in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: August 11, 1986.

  
Chairman

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING BEFORE THE ZBA - 7/14/86

DATE: July 7, 1986

Please be advised that the following public hearings will be heard before the Zoning Board of Appeals on the above date:

THOMPSON, EDWARD - Area variance;

THE WINDSOR COUNSELING GROUP - Interpretation

✓ MC GOEY & HAUSER CONSULTING ENGINEERS, P.C. -  
Variance for parking

I have attached hereto copy of the pertinent applications together with public hearing notices which was published in The Sentinel.

Patricia Delio, Secretary  
Zoning Board of Appeals

/pd

Attachments

MEMORANDUM

TO: ZONING BOARD OF APPEALS  
FROM: PLANNING BOARD  
DATE: JUNE 4, 1986  
RE: MCGOEY & HAUSER SITE PLAN

At the May 28, 1986 meeting of the Planning Board the site plan of McGoeY & Hauser was denied. The Board recommended that they appear before the Zoning Board of Appeals.

*Henry J. Reynolds*  
HENRY J. REYNS  
D

HJR/sh



Licensed in  
New York  
New Jersey  
Pennsylvania

**McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

This property was purchased on 30 September 1980 from E. Arthur Gray,  
100 East Main Street, Port Jervis, NY by MHG Realty by Installment  
Purchase Contract.

  
\_\_\_\_\_  
William J. Hauser, P.E.



Louis Holmbeck  
County Executive

## Department of Planning & Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner  
Paul Costanzo, Director of Community Development

### ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NW10-86M  
County I.D. No. 141812

Applicant McCOLLY HAUSER  
Proposed Action: SITE PLAN - BUILDING ADDITION  
State, County, Inter-Municipal Basis for 239 Review FRONTAGE ADDRESS USQW  
County Effects: None

Related Reviews and Permits N.Y.S. DEPT. OF TRANSPORTATION

County Action: ☒ Approved ☐ Disapproved

Approved subject to the following modifications:

6/17/86  
Date

Peter Garrison  
Commissioner

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Braue Homes as submitted by  
Ronald Zimmerman for the building or subdivision of  
Braue Homes has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓.

If disapproved, please list reason.

I want a 20 foot <sup>drainage easement instead of 15 ft</sup> ~~right of way~~ and 120 feet  
of storm drainage pipe from Riley Road in.

✓ Fred Hayes Jr  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



BUREAU OF FIRE PREVENTION

## 1763

Mc Goey and HAUSER

✓ The site plan or map was approved by the Bureau of Fire Prevention.

**SIGNED:**

SIGNED: Richard Rotenberg  
CHAIRMAN

**PAUL V. CUOMO, P.E.**

*Consulting Civil Engineer*  
335 Temple Hill Road  
New Windsor, N.Y. 12550

Tel. (914) 561-0448

**PLANNING BOARD**

**PLANNING BOARD ENGINEER REVIEW FORM:**

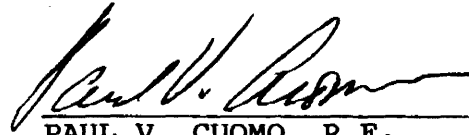
The maps and plans for the Site Approval \_\_\_\_\_

\_\_\_\_\_ as submitted by  
McGoey and Hauser for the  
Site Development Plan has been reviewed  
by me and is approved X disapproved \_\_\_\_\_

If disapproved, please list reason

The parking lot geometry is very tight for this site plan. The ZBA, however, has granted the project a parking waiver.

I have checked the rest of the plan for drainage, ingress and egress and have found everything satisfactory.



PAUL V. CUOMO, P.E.

8/13/86  
DATE



TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 86-16

Date: 6/10/86

I. ✓ Applicant Information:

- (a) EDWARD THOMPSON JR. 561-2869 EDWARD THOMPSON SR  
(Name, address and phone of Applicant) (Owner)  
(b) EDWARD THOMPSON JR. 561-2869  
(Name, address and phone of purchaser or lessee)  
(c) \_\_\_\_\_  
(Name, address and phone of attorney)  
(d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance  
☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-4 44 Lawrence Ave. B-13-8 100 x 100  
(Zone) (Address) (S B L) (Lot size)  
(b) What other zones lie within 500 ft.? None  
(c) Is a pending sale or lease subject to ZBA approval of this application? YES  
(d) When was property purchased by present owner? 1950  
(e) Has property been subdivided previously? NO When? \_\_\_\_\_  
(f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_  
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO Yes. \_\_\_\_\_  
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: EMPTY LOT N/A

IV. Use Variance:

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. E.

| Requirements                        | Proposed or Available | Variance Request     |
|-------------------------------------|-----------------------|----------------------|
| Min. Lot Area <u>12,000 sq. ft.</u> | <u>10,000 sq. ft.</u> | <u>5,000 sq. ft.</u> |
| Min. Lot Width                      |                       |                      |
| Reqd. Front Yd.                     |                       |                      |
| Reqd. Side Yd. <u>1</u>             | <u>1</u>              | <u>1</u>             |
| Reqd. Rear Yd.                      |                       |                      |
| Reqd. Street Frontage*              |                       |                      |
| Max. Bldg. Hgt.                     |                       |                      |
| Min. Floor Area*                    |                       |                      |
| Dev. Coverage* <u>%</u>             | <u>%</u>              | <u>%</u>             |
| Floor Area Ratio**                  |                       |                      |

\* Residential Districts only

\*\* Non-residential districts only

- ✓ (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

I WON'T BE ABLE TO BUILD MY HOUSE ON THIS PROPERTY IF YOU DON'T GRANT ME A VARIANCE and I feel that a practical difficulty exists if I am forced to build within the limits of the bulk regulations.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

|        | Requirements   | Proposed or Available | Variance Request |
|--------|----------------|-----------------------|------------------|
| Sign 1 |                |                       |                  |
| Sign 2 |                |                       |                  |
| Sign 3 |                |                       |                  |
| Sign 4 |                |                       |                  |
| Sign 5 |                |                       |                  |
| Total  | <u>sq. ft.</u> | <u>sq. ft.</u>        | <u>sq. ft.</u>   |

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

I ACCEPT THINGS THE WAY THEY ARE  
Neighboring properties are residential in nature and  
this proposed dwelling will be in conformance with  
this concept.

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IX. ✓ Attachments required:

- X Copy of letter of referral from Bldg./Zoning Inspector. ✓
- X Copy of tax map showing adjacent properties. ✓
- Copy of contract of sale, lease or franchise agreement.
- X Copy(ies) of site plan or survey showing the size and ✓  
location of the lot, the location of all buildings,  
facilities, utilities, access drives, parking areas,  
trees, landscaping, fencing, screening, signs, curbs,  
paving and streets within 200 ft. of the lot.
- N/A Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$ 25.00 payable to TOWN OF ✓  
NEW WINDSOR.
- N/A Photos of existing premises which show all present ✓  
signs and landscaping.

X. AFFIDAVIT

Date 6/11/86

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Edward Thompson  
(Applicant)

Sworn to before me this

11th day of June, 1986.  
Patricia Delio

PATRICIA DELIO  
NOTARY PUBLIC, State of New York  
No. 5970776  
Qualified in Orange County  
Commission Expires March 30, 1987.

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

Special Permit is \_\_\_\_\_

(c) Conditions and safeguards: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 86-8

Date: June 6, 1986

I. ✓ Applicant Information:

- (a) The Windsor Counseling Group  
196 Quassaick Avenue, New Windsor, NY 12550 565-6888  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) Alan S. Lipman, P.O. Box 60, Goshen, NY 10924 914-294-7944  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance As Alternative Relief ☐ Sign Variance
- ☐ Area Variance ☐ Special Permit
- ☒ Interpretation of Zoning Map

III. ✓ Property Information:

- (a) NC 196 Quassaick Avenue 19-4-58 19,116± sq. ft.  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1985
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? YES
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. ✓ Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-8, Table of Use Regs., Col. A, to allow:  
(Describe proposal) Professional Offices.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Prior to entering into contract to purchase these premises, the applicant investigated the Zoning Map and Zoning Ordinance, discovering that a portion of the premises was exclusively in the NC zone and that of the balance, more than one-half was in the NC zone and less than one-half was in the R-4 zone. Upon that discovery, applicant conferred with the Town Engineer for New Windsor who confirmed the property as zoned NC. \*

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

| Requirements           | Proposed or Available | Variance Request |
|------------------------|-----------------------|------------------|
| Min. Lot Area          |                       |                  |
| Min. Lot Width         |                       |                  |
| Reqd. Front Yd.        |                       |                  |
| Reqd. Side Yd.         | /                     | /                |
| Reqd. Rear Yd.         |                       |                  |
| Reqd. Street Frontage* |                       |                  |
| Max. Bldg. Hgt.        |                       |                  |
| Min. Floor Area*       |                       |                  |
| Dev. Coverage* %       | %                     | %                |
| Floor Area Ratio**     |                       |                  |

\* Residential Districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

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VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

|        | Requirements | Proposed or Available | Variance Request |
|--------|--------------|-----------------------|------------------|
| Sign 1 |              |                       |                  |
| Sign 2 |              |                       |                  |
| Sign 3 |              |                       |                  |
| Sign 4 |              |                       |                  |
| Sign 5 |              |                       |                  |
| Total  | _____ sq.ft. | _____ sq.ft.          | _____ sq.ft.     |

\*The applicant would not have acquired the premises unless they were zoned NC as their purpose was to establish professional offices on the site.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ N/A Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date June 10, 1986

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

THE WINDSOR COUNSELING GROUP

By: Elaine Zimmerman  
(Applicant)

Sworn to before me this

11th day of June, 19 86.

Margaret Andryshak

MARGARET ANDRYSHAK  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1988

11/30/88

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_.

(b) Variance is \_\_\_\_\_.

Special Permit is \_\_\_\_\_.

(c) Conditions and safeguards: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.



TJB

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 86-19

Date: 24 June 86

I. Applicant Information:

- (a) MHG Realty 45 Quassaick Avenue, New Windsor, NY 12550  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) NC 45 Quassaick Ave 14-8-12 0.23 acres  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 1980
- (e) Has property been subdivided previously? No When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? No When? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section NC, Table of Use Regs., Col. E.

| Requirements            | Proposed or Available | Variance Request |
|-------------------------|-----------------------|------------------|
| Min. Lot Area           |                       |                  |
| Min. Lot Width          |                       |                  |
| Reqd. Front Yd.         |                       |                  |
| Reqd. Side Yd. <u>/</u> | <u>/</u>              | <u>/</u>         |
| Reqd. Rear Yd.          |                       |                  |
| Reqd. Street Frontage*  |                       |                  |
| Max. Bldg. Hgt.         |                       |                  |
| Min. Floor Area*        |                       |                  |
| Dev. Coverage* %        | %                     | %                |
| Floor Area Ratio**      |                       |                  |
| Parking                 | 14                    | 25               |

\* Residential Districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Area required for building addition is to provide sufficient area for business activities. Property and its location do not provide sufficient parking to meet ordinance. Additional parking is available in street adjoining property.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section         , Table of          Regs., Col.         .

|        | Requirements            | Proposed or Available   | Variance Request        |
|--------|-------------------------|-------------------------|-------------------------|
| Sign 1 |                         |                         |                         |
| Sign 2 |                         |                         |                         |
| Sign 3 |                         |                         |                         |
| Sign 4 |                         |                         |                         |
| Sign 5 |                         |                         |                         |
| Total  | <u>        </u> sq. ft. | <u>        </u> sq. ft. | <u>        </u> sq. ft. |

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Additional parking is available for clients

and transient traffic on street in front of  
subject project

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IX. Attachments required:

- \_\_\_\_\_ Copy of letter of referral from Bldg./Zoning Inspector.
- \_\_\_\_\_ Copy of tax map showing adjacent properties.
- \_\_\_\_\_ Copy of contract of sale, lease or franchise agreement.
- \_\_\_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- \_\_\_\_\_ Copy(ies) of sign(s) with dimensions.
- \_\_\_\_\_ Check in the amount of \$ \_\_\_\_\_ payable to TOWN OF NEW WINDSOR.
- \_\_\_\_\_ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 24 June 1986

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Rich J. Eaton  
Sworn to before me this  
24th day of June, 1986.  
# 4673512 Expires 31 Oct 1988

William J. Hays  
(Applicant)

XI. ZBA Action:

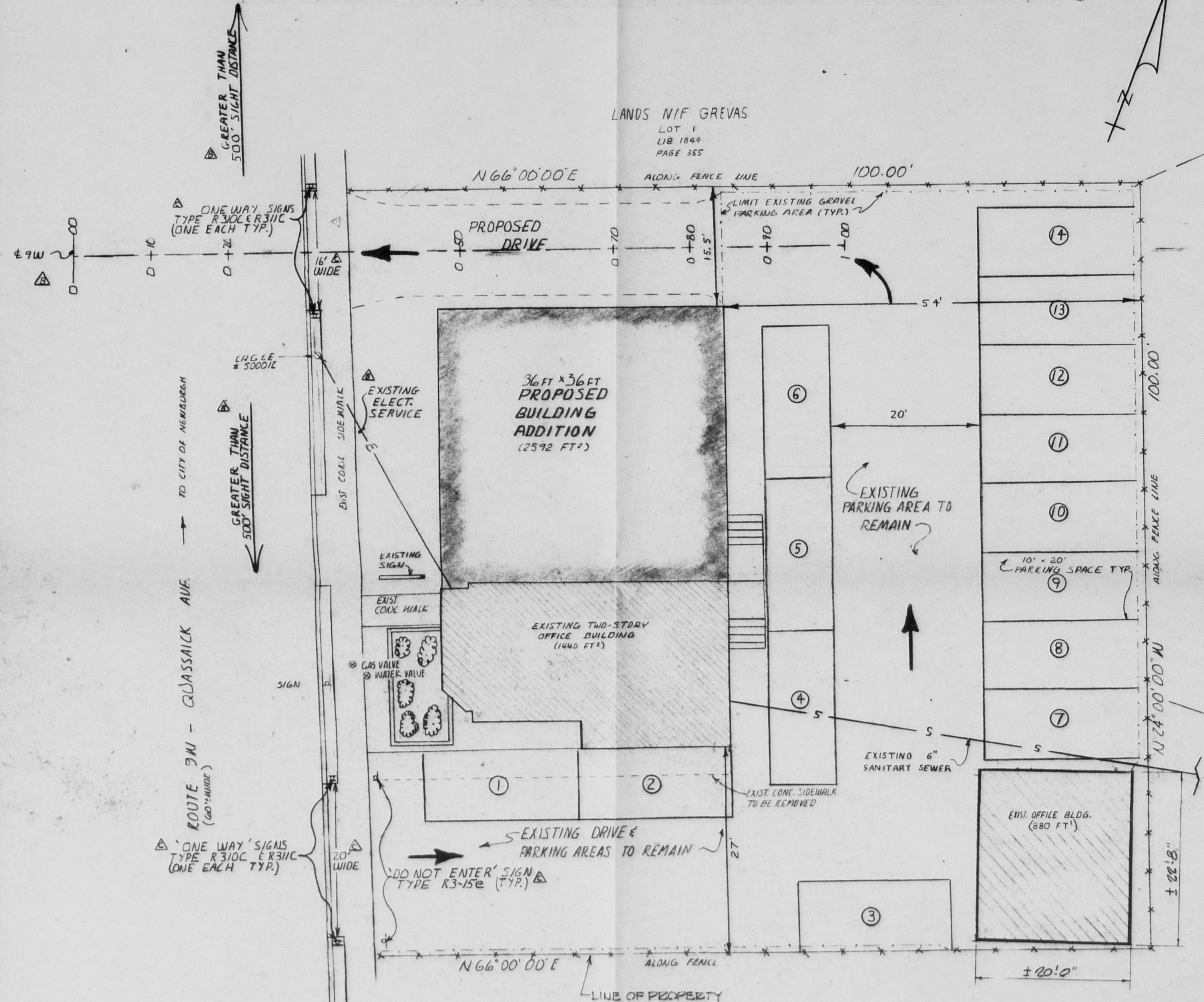
- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_  
Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.



| 1         | 2         | 3                          | 4                        | 5                                   | 6   | 7                                  | 8                | 9                                 | 10             |
|-----------|-----------|----------------------------|--------------------------|-------------------------------------|---|------------------------------------|------------------|-----------------------------------|----------------|
| DISTRICT  | USE GROUP | MINIMUM LOT AREA (SQ. FT.) | MINIMUM LOT WIDTH (FEET) | REQUIRED FRONT YARD DEPTH (IN FEET) | REQUIRED SIDE YARD TOTAL BOTH SIDES (IN FEET) | REQUIRED REAR YARD DEPTH (IN FEET) | FLOOR AREA RATIO | MAXIMUM BUILDING HEIGHT (IN FEET) | PARKING SPACES |
| EXISTING: | NC        | AA                         | 10,000                   | 100                                 | 8*  | 27/79*                             | 0.23             | 23                                | 11             |
| PROPOSED: | NC        | AA                         | 10,000                   | 100                                 | 8*  | 15/42*                             | 0.49             | 23                                | 14**           |
| REQUIRED: | NC        | AA                         | 10,000                   | 100                                 | 40  | 15/35                              | 1                | 35                                | 25             |

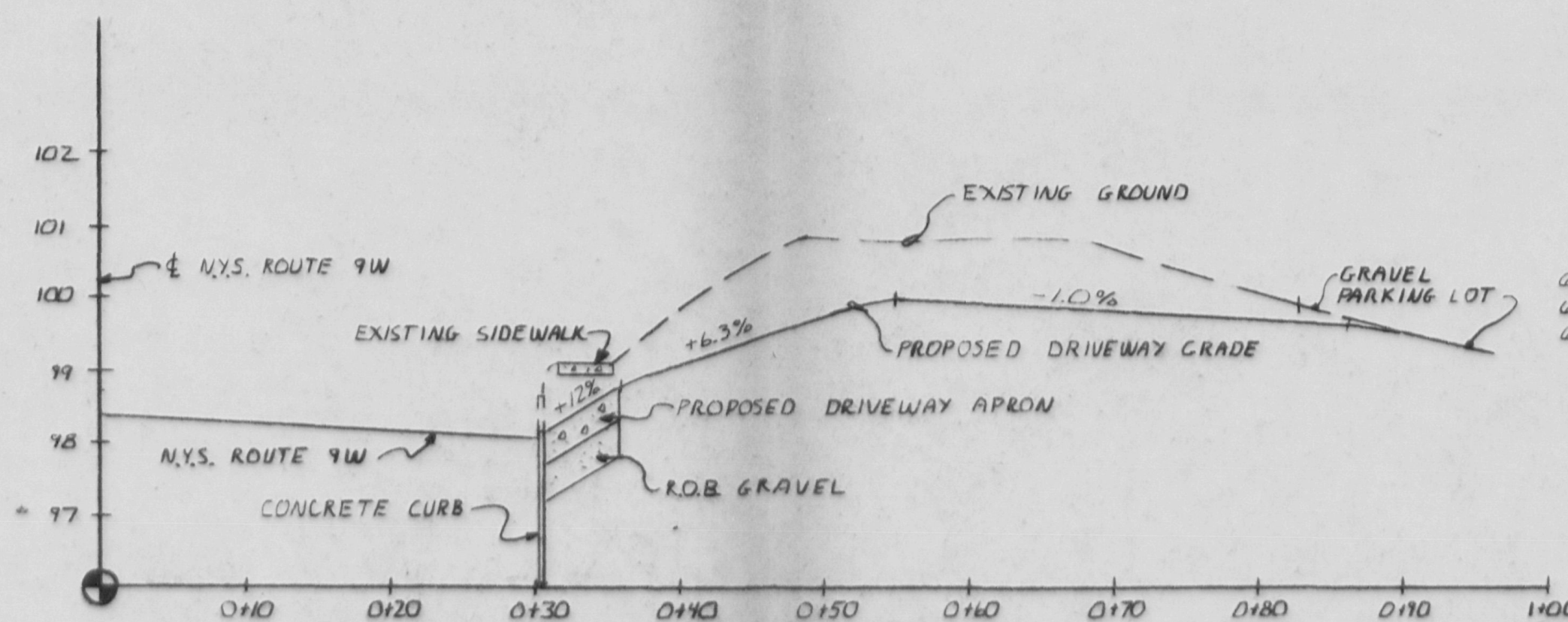
\* INFORMATION PERTAINS TO MAIN BLDG. AND ITS ADDITION.  
 \*\* REQUIRES A VARIANCE  
 NOTE: BASED ON THE TABLE OF GENERAL USE REQUIREMENTS - PART II - NON-RESIDENTIAL DISTRICTS.



#### NOTES:

1. BEING LOT 12 BLOCK 8 SECTION 14 AS SHOWN ON TOWN OF NEW WINDSOR TAX MAP.
2. ALSO BEING A PORTION OF LOT 1 AS SHOWN ON A MAP "ESTATE OF D.P. KELLY DEC'D" FILED MAP #649.
3. BOUNDARY INFORMATION AS SHOWN ON MAP PREPARED BY A.R. SPARACO JR. PLS. DATED 1 AUG. 1977.

SCALE: 1" = 10'



#### PROPOSED DRIVEWAY PROFILE

SCALE: 1" = 10' H  
1" = 2' V

#### PROJECT DATA

##### I. APPLICANT

M.H.G. Realty  
 45 Quassaick Avenue  
 New Windsor, NY 12550

##### II. SITE LOCATION

McGoey and Hauser  
 Consulting Engineers, P.C.  
 45 Quassaick Avenue  
 New Windsor, NY 12550

Tax Map Section No: 14  
 Block No: 8  
 Lot No: 12

##### III. SITE DATA

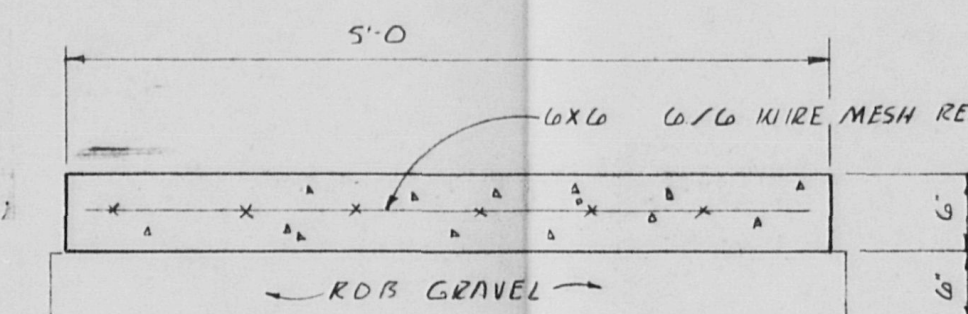
Zoning Designation - NC  
 Lot Size - 0.23 +/- Acres  
 Water Supply - Town Water  
 Sanitary Disposal - Town Sewer  
 Electric & Telephone Service - Existing Overhead Lines

##### IV. PROPOSED IMPROVEMENTS

1. Building addition for office space (2592 sq. ft.); expansion of existing 2-story office.
2. Addition of a second access driveway to Quassaick Avenue (Route 9W).

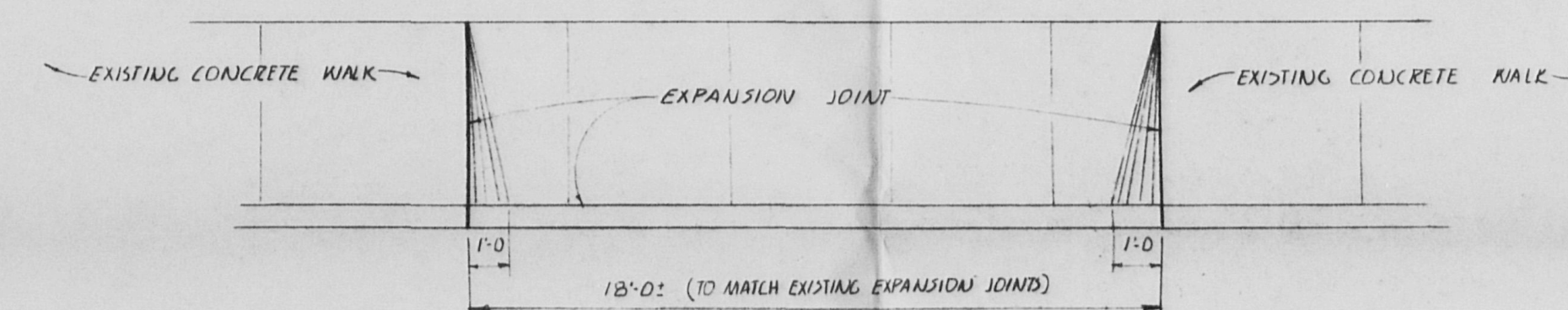
#### NOTES:

1. CONCRETE USED FOR ALL CURBS AND SIDEWALKS SHALL HAVE A COMPRESSIVE STRENGTH OF NO LESS THAN 3000 PSI.
2. EXPANSION JOINTS SHALL BE PREMOLODDED DIMENSIONAL MASTIC SEALER.
3. STEEL MESH REINFORCEMENT SHALL CONFORM TO ASTM A-185.
4. CONCRETE SIDEWALKS SHALL BE LAID IN ONE COURSE WITH WIRE MESH PLACED MIDWAY BETWEEN THE UPPER AND LOWER SURFACES AND SHALL BE WORKED TO A BROOM FINISH SURFACE.
5. TRANSVERSE EXPANSION JOINTS, 1/4" TO FULL DEPTH OF BOTH CURBS AND SIDEWALKS, SHALL BE SPACED 10 TO 15 FEET APART.
6. EDGES OF ALL CONCRETE JOINTS & SURFACE SCORES SHALL BE FINISHED WITH AN EDGING TOOL 1/4" RADIUS.
7. TOP SURFACES OF ALL SIDEWALKS SHALL BE SLOPED AT 5' INTERVALS.
8. A 6" BASE OF R.O.B. GRAVEL SHALL BE PLACED AND COMPACTED UNDER ALL CURBS AND SIDEWALKS.
9. ALL CONCRETE TO BE CURED FOR A MIN. OF SEVEN (7) DAYS BY KEEPING TOP SURFACE WET AND COVERED.



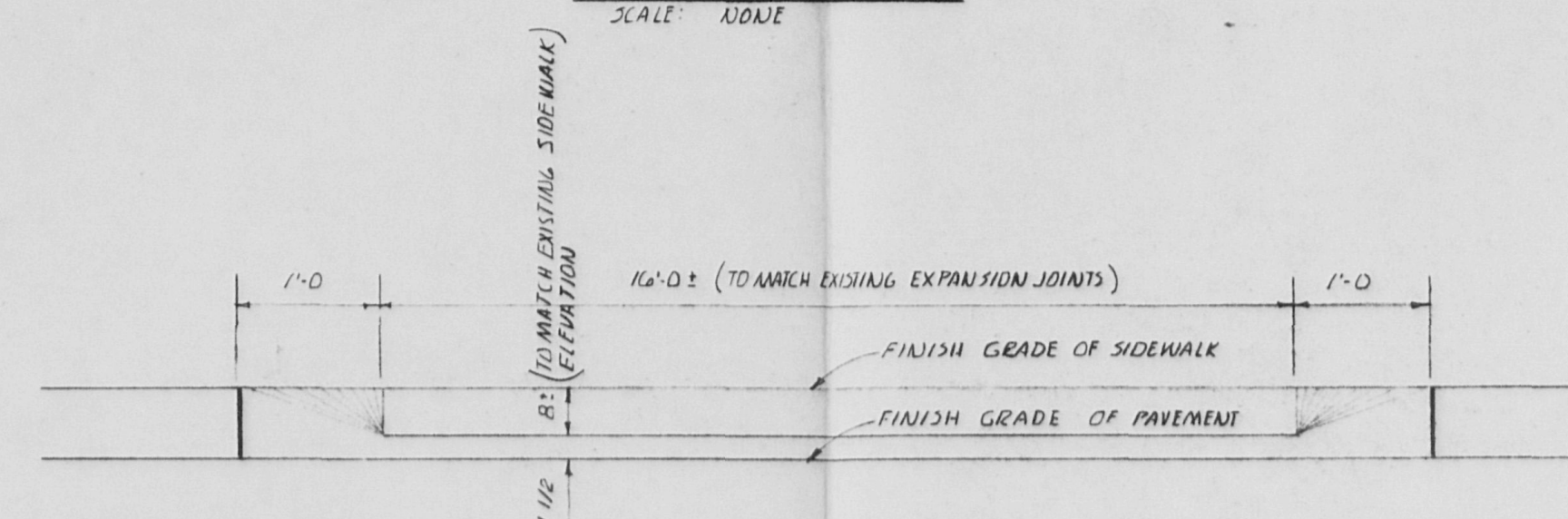
#### SIDEWALK SECTION

SCALE: NONE



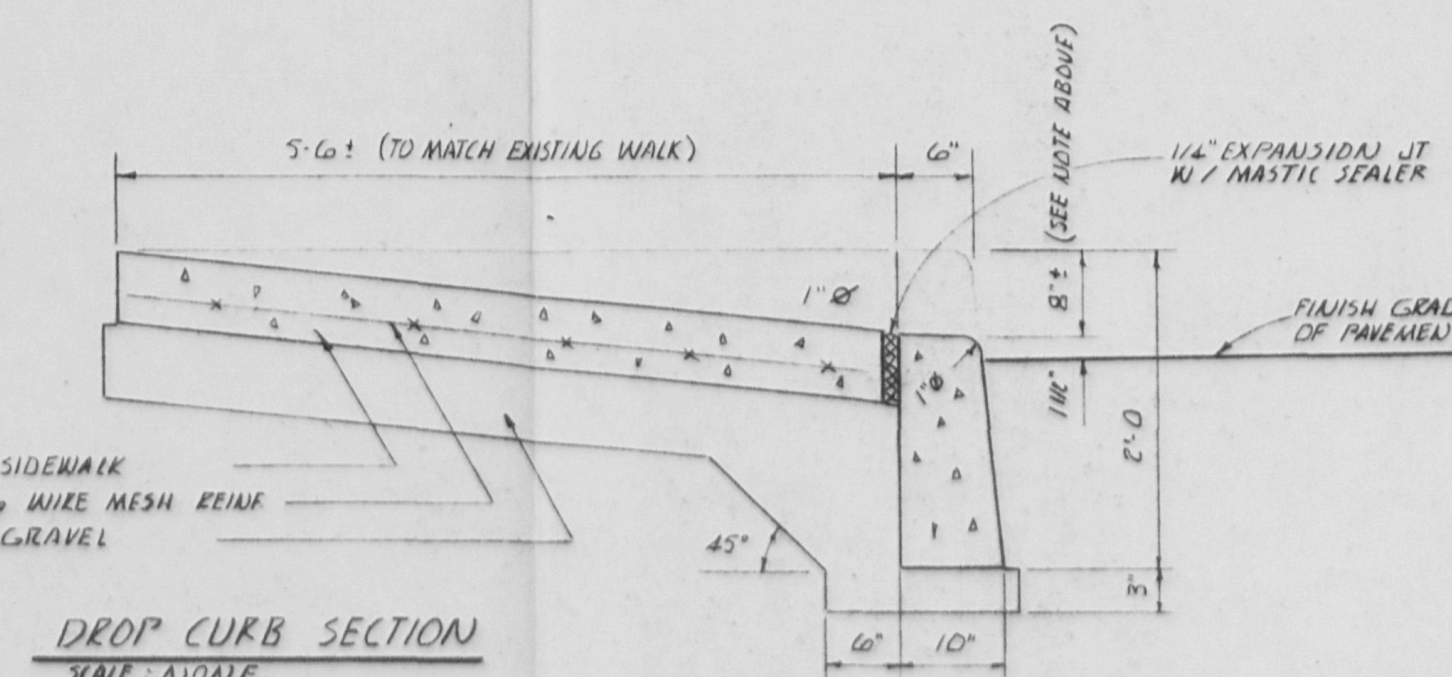
#### SIDEWALK PLAN

SCALE: NONE



#### DROP CURB ELEVATION

SCALE: NONE



#### DROP CURB SECTION

SCALE: NONE

Unauthorized addition or alteration of this plan is a violation of Section 7209(2) of the New York State Education Law.

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